

034.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

470,300 / 470,300

470,300 / 470,300

470,300 / 470,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
67		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TUNGKANA PHONTHIP	
Owner 2: PROMSOMBAT JUTHAMAT	
Owner 3:	
Street 1: 67 SUNNYSIDE AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: GREGORAKOS HELEN -
Owner 2: -
Street 1: 67 SUNNYSIDE AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,021 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Asbestos Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2	TWO FAMIL	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101	One Family	4021	Sq. Ft.	Site	0	64.	1.34	3											346,004				346,000
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**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								23389
								GIS Ref
								GIS Ref
								Insp Date
								08/28/20

**USER DEFINED**

Prior Id # 1:	23389
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:07:54
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	034.0-0003-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	123,000	0	4,021.	346,000	469,000	469,000	Year End Roll	12/18/2019
2019	101	FV	95,300	0	4,021.	313,600	408,900	408,900	Year End Roll	1/3/2019
2018	101	FV	95,300	0	4,021.	297,300	392,600	392,600	Year End Roll	12/20/2017
2017	101	FV	95,300	0	4,021.	259,500	354,800	354,800	Year End Roll	1/3/2017
2016	101	FV	95,300	0	4,021.	221,700	317,000	317,000	Year End	1/4/2016
2015	101	FV	76,800	0	4,021.	205,400	282,200	282,200	Year End Roll	12/11/2014
2014	101	FV	76,800	0	4,021.	170,300	247,100	247,100	Year End Roll	12/16/2013
2013	101	FV	76,800	0	4,021.	162,200	239,000	239,000		12/13/2012

SALES INFORMATION								TAX DISTRICT	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
GREGORAKOS HELE	76227-359	1	11/20/2020		490,000	No	No			
INGRAM FRANKLIN	33746-30		10/2/2001		215,000	No	No	Michael Gregorakos dod 12/19/2016		
MCARTHUR CHARLE	9245-301		10/9/1958		8,000	No	No	N		
GARDEN ESTATES	7536-78		2/1/1950		1	No	No			

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/3/2007	526	Manual	1,000	C				build a wall	8/28/2020	Meas/Inspect	DGM	D Mann					
5/14/1997	243	Manual	6,070					REPAIR PORCHES	12/7/2018	MEAS&NOTICE	CC	Chris C					
									4/29/2009	Measured	372	PATRIOT					
									12/2/2001	MLS	MM	Mary M					
									2/20/2000	Mailer Sent							
									2/18/2000	Measured	270	PATRIOT					
									11/1/1981		MM	Mary M					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 23 - Row House				Full Bath: 1	Rating: Average			COMMON WALL.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 5 - Asbestos				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: TAN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1948	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals	RMS: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Functional:				No Unit	RMS	BRs	FL						
Prim Int Wall: 1 - Drywall				Economic:				1	5	2							
Sec Int Wall:		%		Special:													
Partition: T - Typical				Override:													
Prim Floors: 3 - Hardwood				Total:	31	%											
Sec Floors:		%															
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wall: 25	% Sprinkled:																
<b>MOBILE HOME</b>				Make:				Model:				Serial #:		Year:	Color:		
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 034.0-0003-0005.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																
<b>SKETCH</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	396	35,940	14,233													
FFL	First Floor	396	119,810	47,443													
SFL	Second Floor	396	119,810	47,443													
EFP	Enclos Porch	164	38,890	6,378													
CNP	Canopy	144	43,080	6,203													
Net Sketched Area: 1,496				Total:	121,700												
Size Ad	792	Gross Are	1496	FinArea	792												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	